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Extraordinary Parish Council Meeting
7th February 2017
In the Village Hall
7.30pm

Councillors Present

Councillor Rob Brown (Chairman)	Councillor Yvonne Isaac
Councillor John Bowden (Vice Chair)	Councillor Martyn Hookway
Councillor Michael Folland	Councillor Karen Bryant

RCPAL Board Members Present

Mr Barry Whiting (Secretary)	Mr Des Isaac Chairman of the Board
Mrs Annie (Sparrow)	Mrs Verlie Hookway
Mrs Karen Bryant	

Six Members of the Public Present

1, Apologies for absence.

Apologies were received from Sophia May (Treasurer of RCPAL)

2, Declaration of interest.

Councillor Brown's Solicitor is negotiating arrangements for the run off of waste water to be channelled through his land.

Previously declared:

- Councillor Hookway – Wife is a Board member of RCPAL
- Councillor Bowden – Share holder
- Councillor Isaac – Husband is Chairman of RCPAL
- Councillor Karen Bryant – Is a Board Member of RCPAL

3, Discussion of the Future plans for Roborough Parish Field

Councillor Rob Brown opened the discussion by explaining that the Parish Council had been made aware, after the last safety check on the play equipment, that some of the items were not reaching safety standards. This resulted in some pieces of equipment being removed. It was then decided at a Parish Council meeting that, as the field was bought with money bequeathed by a Parishioner some 80 years ago for the benefit of the Parish, the field should remain in the ownership, and management, of the Parish. The Parish Council were then made aware that a revised planning application for the playing field had been submitted by RCPAL. With this mind a joint meeting was arranged for 7th February 2017, which would be open to the Public so that the plans could be agreed on. Councillor Rob Brown then invited Mr Barry Whiting to present the new Plans for the Playing field.

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Mr Whiting the gave a brief outline of how the Roborough Community Partnership Association Ltd. came into existence and how they had reached this point in the development. It had been a lengthy process which the RCPAL had had to overcome several obstacles such as the original developer pulling out and land contamination. Mazzards are now the developers and the plan is for 4 affordable Houses, 5 market value houses and 3 barn conversions. After the houses have been completed there will be approximately £80,000 available which can be used to develop the recreational area. Councillor Yvonne Isaac asked if there were matching grants which could be applied for. Mr Whiting confirmed that there were grants available and these would be added to the £80,000. Part of the planning application is linked to a legal document 106 which states that RCPAL are responsible for the recreational area earmarked. (Playing field and adjacent 8 Acre site). Leaving Mazzards responsible for the building development. The 106 document has to be agreed and signed off by all interested parties.

Mr Whiting then displayed the current plan for the recreational area but stressed that these could be reconfigured. The plans included a car park, play area and village green with an enhanced access to the field to come in line with Devon Highways regulations.

Parish Councillors were then invited to comment.

Q. 1 How will the RCPAL afford to maintain the affordable Housing?

A.1 A Multiple Stress testing procedure has shown that there will be money available for ongoing maintenance as well as money for the recreation area.

Q.2 Can the Play equipment be sited away from the car park to prevent children having to walk through a car park to get the play equipment?

A.2 The configuration of the recreational area can be revised to meet child safety concerns.

Q.3 Does the Village need a permanent car park? Why not put plastic matting over the existing area which would allow the grass to grow through and open the access to the field when there was Village activities that warranted extra parking.

A.3 It was felt by a RCPAL board member that a car park would enhance the village and encourage more use of the Village Hall. Also a car park was high on the list in the original consultation.

Q.4 Can the boundaries of the Parish Field be maintained? As on the current plans the fence has been removed.

A.4. This can be achieved and was agreed. The specific details can be a later discussion between RCPAL and the Parish Council.

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Q. 5. On the plans the access to the field has been enlarged by 25 metres each side to improve visibility. Could this access be moved to the corner of the field as in the original plans?

A.5. This can be achieved subject to planning regulations. It was agreed that Mr Whiting and Councillor's Brown and Bowden will have a site meeting to look at alternatives and agree an acceptable solution.

Q6. When would money be available to renew Play equipment?

A.6. It was thought that money would be available by approximately, April 2018.

Members of the Public were then invited to comment.

1. Concern was expressed that if the double gate was blocked it would interfere with views to the south of his property.

Reassurance was given that there were no plans to remove the gates or their supporting pillars as there was a memorial plaque to a Parishioner sited on the pillars. The gates however would be renewed.

2. Would RCPAL take on the responsibility of maintaining the play equipment after instalment?

The RCPAL would have funds available to maintain any equipment that they installed.

3. Concerns were expressed about the planned car park .i.e. risk of fly tipping and "traveller" occupation.

4. The parish Council expressed concern about the siting of the proposed car park and asked that the proposed play equipment be sited within the current Parish field and the proposed car park be sited on the land to be owned by RCPAL Ltd. The Parish Council agreed that the access track for the car park pass across the parish Playing field. Mr Whiting is to redesign the layout to meet these requirements prior to the Parish Council being asked to sign the 106 agreement.

The plans of the recreational area needs' to be agreed by the 27th February 2018. It was therefore proposed that there be another Parish Council meeting to finalise changes to the plans for the playing field on the 21st February. This would meet the time scale and not hold any further work up. However, an extension to this date can be requested if necessary.

Councillor Brown thanked everyone for attending and closed the meeting.

Next Parish Council meeting **23rd February 2017 at 7.30pm** in the Village Hall.

Chairman's signature.....

Clerk's signature.....

Date.....

Date.....